Davidson County DEEDWARR
Recvd: 06/29/05 14:56 2 pg
Fees:13.00 Taxes:802.90
20050629-0074964

(1)

MAP 119050; PARCEL 117.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
Raggedy Inc
1105 Kermit Drive Suite 109
Nashville TN 37217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, JAMES PHILLIP DORROLL, Grantor, have bargained and sold and by these presents do transfer and convey unto RAGGEDY, INC., a Tennessee corporation, Grantee, its successors and assigns, the property located in Davidson County, Tennessee being described as follows:

> Land in Davidson County, Tennessee, being Lot No. 513 on the plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James Phillips Dorroll, unmarried, by Warranty Deed of Willard Building Company, a partnership composed of Arthur Perlen, Trustee of the Willard R. Perlen Testamentary Trust, having full power to assign, transfer and convey without the joinder of any beneficiary (successor in interest to Willard Perlen, deceased), and Charles R. Gill, Executor of the Estate of John Willard Alley, Deceased (successor in interest to John Willard Alley, deceased) of record in Book 10847, page 431, Register's Office of Davidson County, Tennessee. *This property has never been the residence of Grantor.*

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, its successors and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: Subject to matters shown on the plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office of Davidson County, Tennessee; 2005 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind himself his heirs and representatives, to warrant and forever defend the title to said property, to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my hand on this the 24th day of June, 2005.

JAMES PHILLIP DORROLL

STATE OF Tennessee)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public of said County, JAMES PHILLIP DORROLL, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of June, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

STATE OF Tennessee)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is$217,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of June, 2005.

NOTARY PUBLIC

GAIL P. LUTTRELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4-16-2006

F:\WORK\DATA\R\RAGGEDYSALEDOCS.wpd